

Sec. 1703-9. Allowed Permitted Uses & Use Standards

1703-9.1. Classification of **Allowed Permitted** Uses

- A. Permitted uses are listed in Sec. 1703-9.3. The following symbols are used, and have the meaning assigned below:

1. Permitted Use (P)

Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this LDC.

2. Limited Use (L)

Indicates a use is permitted in the respective district, subject to a use standard found ~~in the right-hand column of the~~ with a corresponding number after each use table. The use is also subject to all other applicable requirements of this LDC.

3. Conditional Use (C)

Indicates a use may be permitted in the respective district only where approved ~~by~~ in accordance with Sec. 1751-2. Conditional uses are subject to all other applicable requirements of this LDC, including any applicable use standards.

4. Use Not Permitted (--)

Indicates that a use is not permitted in the respective district.

- B. Uses not listed as permitted, ~~accessory limited~~ or conditional are prohibited from the applicable zoning district.

1703-9.2. Uses Not Listed

A. Generally

It is not possible for a list of permitted uses to capture every possible use that could be established. The City will occasionally receive an application for approval of a use that is not expressly listed in the use table.

B. Materially Similar Uses

1. If a particular use is not listed in the use table, the Director will determine if a proposed use is similar to a listed use.
2. If the Director determines that a proposed use is similar to a listed use, the regulations governing that use apply to the particular use not listed. The Director may consider the following in deciding whether a use is similar:
 - a. Whether the proposed use is consistent with the Comprehensive Plan and the zoning district purposes.
 - b. Whether the use has similar impacts on the neighborhood, such as traffic, noise, lighting, or similar considerations.
 - c. Whether the unlisted use has the same characteristics as a listed use in terms of building and site arrangement, site area or floor space, equipment devoted to the activity, customer type, number of employees in each activity, hours of operation, vehicles used and parking requirements, number of vehicle trips generated, signs, and how the use is advertised.
3. The Director may record a decision about whether a use is similar to an unlisted use in writing.
4. If the Director determines that a similar use does not exist, the applicant has the following options:
 - a. Request a text amendment to establish a specific listing for the use in question. Refer to the text amendment procedures in Chapter 111 of the Municipal Code. If the City Council declines to approve a text amendment, the use is not permitted.
 - b. Request a Use Variance (see §1708-4). If the use variance is approved, the use is treated as a permitted use. If it is denied, the use is prohibited.

1703-9.3. Allowed Residential Use Table & Use Standards

	SF-20	SF-10	SF-6	SF-4	SF-2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF-C	RF-M	IR	PR	DD-A	DD-B	DD-C	DD-D
Residential																									
Household Living:																									
Single-family detached -dwelling	P	P	P	P	P	P	P	P	P	P	P	--	--	L ¹	P	--	P	--	--	P	--	P	P	P	P
Single-family Dwelling, attached	L ¹	L ¹	L ¹	L ¹	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ³	P ¹	--	L ²	--	--	P	--	P	P	P	P
Two-family dwelling	--	--	--	--	--	P	P	P	P	P	P	--	--	L ⁴	--	--	P	--	--	P	--	P	P	P	P
Three-family dwelling	--	--	--	--	--	P	P	P	P	P	P	P	--	L ⁵	--	--	P	--	--	P	--	P	P	P	P
Four-family dwelling	--	--	--	--	--	P	P	P	P	P	P	P	--	L ⁶	--	--	P	--	--	P	--	P	P	P	P
Rowhouse dwelling	--	--	--	--	--	P	P	P	P	P	P	P	P	L	--	--	P	--	--	P	--	P	P	P	P
Multi-family dwelling	--	--	--	--	--	--	P	P	P	P	P	P	P	L ⁶	--	--	P	--	--	P	--	P	P	P	P
Loft dwelling Live/work unit	--	--	--	--	--	--	--	--	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	C	--	L ⁸	C	L ⁷	--	L ⁷	L ⁷	L ⁷	L ⁷
Group Living: Congre- gate Housing:																									
Group residential, congregate housing- Student Dwelling	--	--	--	--	--	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	L ⁹	--	--	L ⁹	--	L ⁹	--	L ⁹	L ⁹	L ⁹	L ⁹
Group residential, Convent and Monastery	C	C	C	C	C	P	P	P	P	P	P	P	P	P	--	--	--	--	--	P	--	P	P	P	P
Group residential, Fraternity or Sorority House dormitory	--	--	--	--	--	--	P ¹	P	P	P	P	P	P	--	--	--	--	--	--	P	--	P	P	P	P
Dormitory	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	--	--	P	--	P	P	P	P
Group residential, patient- family home	--	--	--	--	--	--	P	P	P	P	P	P	--	P	--	--	--	--	--	P	--	P	P	P	P
Group residential, Rooming house	--	--	--	--	--	--	--	L ¹¹	--	L ¹¹	L ¹¹	L ¹¹	--	L ¹¹	--	--	--	--	--	L ¹⁰	--	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰
Group residential, Shared Housing for Elderly	--	--	--	L ¹²	L ¹²	L ¹²	L ¹²	L ¹²	P	P	P	P	--	P	P	--	--	--	--	P	--	P	P	P	P
Medical Assistance Housing:																									
Patient family home	--	--	--	--	--	--	P	P	P	P	P	P	--	P	--	--	--	--	--	P	--	P	P	P	P
Residential care facility, Assisted Living	--	--	--	--	--	C	C	P	P	P	P	P	P	P	--	--	--	--	--	P	--	--	P	P	--
Residential care facility, Life Care or Continuing Care Services Residential Care Facility	--	--	--	--	--	--	--	--	P	P	P	P	--	P	--	--	--	--	--	P	--	P	P	P	P
Residential care facility, Developmental Disability Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	P	--	P	P	P	P
Residential care facility, Nursing Home	--	--	--	--	--	C	C	P	P	P	P	P	P	P	--	--	--	--	--	P	--	--	P	P	--

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

	SF-20	SF-10	SF-6	SF-4	SF-2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF-C	RF-M	IR	PR	DD-A	DD-B	DD-C	DD-D
Residential care facility, special assistance shelter	--	--	--	--	--	--	--	€	--	--	--	€	€	--	--	--	--	--	--	--	--	€	€	€	€
Social Service Housing:																									
<u>Special assistance shelter</u>	--	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	--	--	--	--	--	C	C	C	C
<u>Transitional supportive housing</u>	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
<u>Permanent supportive housing</u>	--	--	--	--	--	--	C	C	C	C	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
<u>Halfway house; Reentry center; Community residential center</u>	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	P	--	--	--	C	--	L ¹³	L ¹³	L ¹³	L ¹³
Social assistance, welfare, and charitable services	--	--	--	--	--	--	--	€	€	--	€	P	P	P	--	P	--	--	--	--	--	P	P	P	P
Transitional housing, Program 1	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
Transitional housing, program 2	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
Transitional housing, program 3	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
Transitional housing, program 4	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	--	--	--	P	--	P	P	P	P
Transitional housing, program 5	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	€	--	P	P	P	P
Transitional housing, program 6	--	--	--	--	--	--	--	--	--	--	--	€	P	€	--	P	--	--	--	€	--	€	€	€	€

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Household Living

Single-Family Dwelling

L1. **IX**

Permitted only if adjacent to existing single or two-family residential and the lot size is greater than or equal to 10,000 SF. A lot less than 10,000 SF requires a Conditional Use approval.

Attached Dwelling

L2. **SF-20, SF-10, SF-6, SF-4, SF-2, RM-L, RM-M, RM-, RX, PX, NX, CX, CG, IX, RF-R**

- a. **Purpose.** This subsection provides for efficient and economical development and housing opportunities in single-

family zones while protecting natural open space, ecological, topographical and historic features that may exist on the site from damage that might occur from traditional zoning and subdivision regulations. These regulations ~~to~~ provide more flexible development parameters with no detriment to neighboring properties by including minimum open space and design requirements.

- b. **Uses.** A development that includes single-family attached dwellings may also include detached single-family dwellings. Detached single-family dwellings that are subject to this

subsection are not subject to minimum lot size requirements, but must comply with all other standards in this subsection.

- c. **Ownership.** At the time of application, the site may consist of more than one parcel, but all parcels must be contiguous and under single ownership.
 - d. **Division of Parcels.** The site may be further subdivided after final subdivision plat approval, including the provision of interior streets
 - e. **Site Density.** The site density equals the underlying minimum lot area for each dwelling unit of the district in which the development is located. At the time of application, if the development is divided by a pre-existing public street or right-of-way, the density must be divided proportionally on each side of the street.
 - f. **Minimum Setback.** ~~The minimum required setbacks of the zoning district do not apply to the development sites or individual buildings or structures on the development site. The minimum interior side interior and side total setback requirements shall be waived for attached dwelling, provided the property owner submits sufficient documentation establishing the presence of fire resistive separation barrier from adjacent connected structures.~~
 - g. **Frontage.** The cluster housing development site must have a minimum of 25 feet of frontage on a street. Individual lots within the development are not required to front on a street
 - h. **Minimum Open Space.** At least 10% of the total development site must consist of open space. Open space
- excludes impervious surface areas such as buildings, paved areas and detention/retention areas.
- i. **Signs.** One non-illuminated or indirectly illuminated ground sign, up to 12 square feet, is permitted for each development site. Other signs may be installed as permitted by the zoning district regulations.
 - j. **Streets.** Streets, sidewalks and common ways must comply with Chapter 721 of the Municipal Code.
 - k. **Separate Lots Not Required.** Buildings are not required to be on a separate lot.
 - l. **Covenants.** Prior to the issuance of a certificate of occupancy for any building within a cluster housing development, the owner of the cluster housing development must provide a covenant in a form acceptable to the City Solicitor to be recorded promising that the buffer yard, walks, drives and open space as shown on the plan will not be used for any other purpose. The owner must further covenant that all streets, buffer yards, common areas, common utilities and other common facilities will remain in common ownership by all owners of any interest in the land or buildings in the cluster housing development site. See Sec. 1751-1.
 - m. **Site Divided by Zoning Line.** Where a development site is divided by a zoning district boundary line, the maximum number of dwelling units is the sum of the number of dwelling units permitted in each district by the applicable lot area for every dwelling unit requirements. However, the units may be located in either district.

L3. IX

Permitted only if adjacent to existing single, two, three, or four-family residential use and must meet all standards in L2.

Two-Family Dwelling

L4. IX

Permitted only if adjacent to existing single or two-family residential and the lot size is greater than or equal to 10,000 SF. A lot less than 10,000 SF requires a Conditional Use approval.

Three-Family Dwelling

L5. IX

~~Allowed~~ Permitted only in the upper stories of a mixed use building. A lobby or other entrance is ~~Allowed~~ permitted on the ground floor.

Four-Family Dwelling, Multi-Family Dwelling

L6. IX

Permitted only in the upper stories of a mixed use building. A lobby or other entrance is permitted on the ground floor.

Loft Dwelling-Live/Work Unit

L7. Any District Where Permitted

- a. A ~~loft dwelling live/work~~ unit established on the first floor requires conditional use approval (see Chapter 1751).
- b. A ~~loft dwelling-live/work~~ unit ~~may~~ contain a studio, gallery, office, business or other use as permitted by the applicable zoning district regulations.

L8. RX, ~~PX~~, NX, CX, ~~CG~~, IX, IH, ~~RF-C~~, ~~RF-M~~

- a. Must meet all standards in L7 and the loft dwelling unit's owner shall provide a statement of disclosure to all buyers and tenants acknowledging the commercial and manufacturing

character of the district and accepting the potential for uses in the area to result in off-site impacts at higher levels than are expected in residential areas. Occupancy of these units is at the risk of the owner/occupant.

- b. If applicable, the resident owner of the commercial establishment is responsible for the commercial use on the premises and is subject to a valid business license, associated with the premises and based on the commercial activity conducted therein.

Congregate Housing

Student Dwellings

L9. Any District Where Permitted

- a. Off-street parking shall be provided on the lot containing the student dwelling, or public off-street parking shall be available to the occupants of the student dwelling, for not less than 50% of the students occupying the student dwelling. Any public off-site parking shall be within four hundred feet (400') of the student dwelling, measured as the shortest distance from the lot on which the student dwelling is located to the lot line of the available off-site parking.
- b. No furniture, appliances, alcoholic beverage dispensers, or any other object or item not customarily located outside of a residential dwelling shall be located or stored outside of the student dwelling. The location of any such object or item or the storage thereof on a lot containing a student dwelling shall constitute illegal outdoor storage in violation of the LDC.

- c. Student dwellings shall be occupied in strict accordance with all applicable laws, ordinances, and regulations, including, but not limited to, all applicable fire and safety codes. In the event that a student dwelling is not so occupied, then use of a lot for a student dwelling shall be prohibited and the use shall be immediately discontinued.

Rooming House

L10. Any District Where Permitted

- a. Rooming houses must be licensed pursuant to Chapter 855 of the Municipal Code.
- b. Each rooming unit within a rooming house may be occupied by only 1 person if the unit is less than 100 square feet in floor area, and by no more than 2 persons if larger than 100 square feet in floor area.
- c. The minimum rental is 7 days.

L11. RM-H, ~~PX~~, ~~NX~~, ~~CX~~, ~~CG~~, IX

- i. Must meet all standards in L10
- ii. Maximum 5 rooming units per building.

Shared Housing for the Elderly

L12. SF-4, SF-2, ~~RMX~~ ~~RM-L~~, RM-M, RM-H

- a. The minimum living area for every resident is 250 square feet.

Social Service Housing

Transitional housing, Program 6 Halfway House

L13. DD-

Maximum 50 resident occupants.

1703-9.4. Commercial/Services Use Table & Use Standards

	SF-20	SF-10	SF- 6	SF- 4	SF- 2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF- C	RF- M	IR	PR	DD-A	DD-B	DD-C	DD-D
Commercial/Services																									
Retail Commercial:																									
Animal services	--	--	--	--	--	--	--	--	--	L ¹	L ¹	L ¹	L ²	L ²	--	--	--	--	--	--	--	--	C	C	--
Alternative financial services	--	--	--		--	--	--	--	--	L ³	L ³	L ³	L ³	--	--	--	--	--	--	--	--	L ³	L ³	L ³	L ³
Bank/financial services	--	--	--	--	--	--	--	--	L ⁴	L ⁴	L ⁵	P	P	P	--	--	--	--	--	--	--	P	P	P	P
Building material sales and services	--	--	--	--	--	--		--		--	--	L ⁶	L ⁶	L ⁶	--	P	--	--	--	--	--	--	--	--	--
Commercial and industrial machinery and equipment rental and leasing	--	--	--		--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	--	--	--	--	--
Car wash	--	--	--	--	--	--	--	--	--	--	--	C	L ⁷	--	--	--	--	--	--	--	--	L ⁸	L ⁸	L ⁸	L ⁸
Consumer goods rental/general rental centers	--	--	--	--		--	--	--	--	L ⁹	L ⁹	P	P	--	--	--	--	--	--	--	--	P	P	P	P
Convenience store without fuel sales	--	--	--		--	--		L ¹⁰	L ¹⁰	L ¹⁰	L ¹¹	P	P	P	--	--	C	P	--	--	--	P	P	P	P
Convenience store with fuel sales	--	--	--	--	--	--	--	--	--	--	--	C	L ¹²	L ¹²	--	--	--	--	--	--	--	--	--	--	--
Eating or drinking establishment	--	--	--	--	--	--	--	--	L ¹³	L ¹³	L ¹⁴	P	P	P	--	P	--	L ¹⁵	L ¹⁵	--	--	C	P	P	P
Food market	--	--	--	--	--		L ¹⁷	L ¹⁸	L ¹⁸	L ¹⁹	L ²⁰	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	--	C	P	--	--	--	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶
Food preparation	--	--	--		--	--	--	--	L ²¹	L ²¹	L ²²	P	P	P	P	--	--	--	--	--	--	P	P	P	P
Fuel sales	--	--	--	--	--	--	--	--	--	--	C	L ²³	L ²³	L ²³	--	--	--	--	--	--	--	--	--	--	--
Garden supply, nursery	--	--	--	--	--	--	--	--	--	--	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁵	--	L ²⁴	L ²⁴	L ²⁴	--	--	--	--	--	--
Laboratories, commercial	--	--	--	--	--	--	--	--	--	L ²⁶	L ²⁶	P	P	P	--	--	--	--	--	P	--	L ²⁷	--	L ²⁷	L ²⁷
Market shop/open market	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	--	P	P	--	P	P	P	P	P
Nonstore retailers	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	P	P	P	P
Office, general	--	--	--	--	--	--	--	L ²⁸	L ²⁸	L ²⁹	L ²⁹	P	P	P	P	--	--	P	--	P	--	L ³⁰	P	L ³⁰	L ³⁰
Retail, general	--	--	--	--	--	--	--	L ³²	L ³²	L ³²	L ³³	P	P	P	--	--	--	L ³⁴	--	--	--	L ³¹	L ³⁵	L ³¹	L ³¹
Sexually oriented business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L ³⁶	--	--	--	--	--	--	--	--	--
Vehicle and equipment sales and rental	--	--	--	--		--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	L ³⁷	--	L ³⁷	--
Services:																									
Building maintenance services	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	--	--	--	--	--	--	--	P	--
Business services	--	--	--	--	--	--	--	L ³⁸	L ³⁸	L ³⁹	L ³⁹	P	P	P	--	--									
Commercial meeting facility	--	--	--	--	--	--	--	--	L ⁴⁰	L ⁴⁰	L ⁴¹	P	P	P	--	--	--	P	--	--	--	L ⁴²	L ⁴²	L ⁴²	L ⁴²
Funeral and interment services	--	--	--	--	--	--	--	L ⁴³	P	C	P	P	P	--	--	--	--	--	--	--	L ⁴⁴	--	--	P	--
Maintenance and repair services	--	--	--	--	--	--	--	--	L ⁴⁵	L ⁴⁵	L ⁴⁶	P	P	P	P	--	--	--	--	--	--	P	P	P	P

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

	SF-20	SF-10	SF- 6	SF- 4	SF- 2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF- C	RF- M	IR	PR	DD-A	DD-B	DD-C	DD-D
Personal instructional services	--	--	--	--	--	--	--	<u>L</u> ⁴⁷	<u>L</u> ⁴⁷	<u>L</u> ⁴⁷	<u>L</u> ⁴⁸	P	P	P	P	--	--	--	--	--	P	P	P	P	
Personal services	--	--	--	--	--	--	--	<u>L</u> ⁵⁰	<u>L</u> ⁵⁰	<u>L</u> ⁵¹	<u>L</u> ⁴⁹	<u>L</u> ⁴⁹	<u>L</u> ⁴⁹	<u>L</u> ⁴⁹	--	--	--	<u>L</u> ⁵²	--	--	--	<u>L</u> ⁴⁹	<u>L</u> ⁵³	<u>L</u> ⁴⁹	<u>L</u> ⁴⁹
Social assistance, welfare, and charitable services	--	--	--	--	--	--	--	C	C	C	C	P	P	P	--	P	--	--	--	--	--	P	P	P	P
Vehicle repair	--	--	--	--	--	--	--	--	--	--	--	C	<u>L</u> ⁵⁴	<u>L</u> ⁵⁴	--	<u>L</u> ⁵⁴	--	--	--	--	--	--	--	<u>L</u> ⁵⁵	--
Day Care:																									
Day care center	--	--	--	--	--	--	C	C	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	--	C	<u>L</u> ⁵⁶	--	<u>L</u> ⁵⁶	--	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶	<u>L</u> ⁵⁶
Lodging:																									
Bed and breakfast	--	C	C	C	C	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	--	--	--	<u>L</u> ⁵⁷	--	<u>L</u> ⁵⁷	--	--	<u>L</u> ⁵⁷	--	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷	<u>L</u> ⁵⁷
Hotel	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	<u>L</u> ⁵⁸	<u>L</u> ⁵⁸	--	--	--	P	P	--	P

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Retail/Commercial

Animal Services

L1. CX, NX, PX

- All animal services and operations must be contained within a structure constructed according to the limitations of this section with no exterior exercise areas, yards, pens or storage areas.
- No part of any structure located within 100 feet of a residential district line may be used for animal services.
- The facility may not be used for the boarding of animals, except as needed for treatment and recovery.
- The floor area of the use cannot exceed 2,500 square feet of gross floor area.
- There may be no openings in the walls or roof of any portion of the structures used for the facility unless such openings are stationary windows or required means of egress.
- The facility must be provided with mechanical ventilation with continual filtration of all exhaust air.

L2. CG, IX

Outdoor exercise areas, yards or pens must be 100 feet from any residential district.

Alternative Financial Services

L3. PX, NX, CX, CG, DD

- Purpose.** These standards regulate the location of check-cashing businesses, and certain businesses that make short-term loans, small loans and mortgage loans, to protect neighborhoods from negative secondary effects created by the concentration or clustering of those businesses. These regulations do not affect lending practices, interest rates, are any other matters regulated by ORC 1.63 or Title 13.
- Applicability.** These standards apply to any "Alternative Financial Service," which includes any of the following use sub-categories:
 - » **Bail Bond Service.** An establishment which provides sureties to procure the release of

persons under arrest by becoming responsible for their appearance at the time and place designated.

- » **Check-Cashing Business.** Any business that is licensed, or is required to be licensed to cash checks under ORC 1315.21 through 1315.30;
 - » **Currency Exchange Outlet.** Any business or organization that is engaged in the business of cashing checks, drafts, money orders, or travelers' checks for a fee.
 - » **Pawnbroker.** See ORC § 4727.01.
 - » **Short-Term Loan Lender.** Any business that is licensed, or is required to be licensed to make short term loans under ORC 1321.35 through 1321.48;
 - » **Small Loan Lender.** Any business that is licensed, or is required to be licensed to make small loans under ORC 1321.01 to 1321.19; and
- c. Exemptions.** This subsection does apply to any bank, savings and loan, credit union or similar financial institution that is not licensed under, required to be licensed under, or otherwise regulated by the state laws cited in these standards.
- d. Location.** Within 2,700 feet of any casino site, no Alternative Financial Service shall be established (measured in a straight line from the building in which the Alternative Financial service is located):
- » Within 300 feet of a casino site or a lot containing an existing Alternative Financial Service, and

- » Within the same building or on the same lot as another Alternative Financial Service, and
- » Within 1,000 feet from any residential district, and
- » within 500 feet from any residential use in a DD- district.

- e. Security Devices.** The establishment does not use bars, chains or similar security devices that are visible from the public street or sidewalk.
- f. Existing Businesses.** This section does not apply to any Alternative Financial Service as defined above currently in operation prior to passage of this section.

Bank/Financial Services

L4. RX, PX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L5. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Building Materials Sales and Services

L6. CX, CG, IX

Outside storage must be screened with an 8 foot privacy fence.

Car Wash

L7. Any District Where Permitted

- a. **Location.** Permitted on arterial streets only.

- b. **Setbacks.** No building or structure may be located within 20 feet of any street lot line.
- c. **Queue Area.** Each facility must provide sufficient queue area in advance of the car wash area to accommodate 2 vehicles in advance of a self-service bay and 6 vehicles in advance of an automatic service bay.
- d. **Litter.** One permanent trash receptacle per wash bay is required.
- e. **Noise.** Sound baffles to absorb noise must be installed at all facilities creating noise levels above 70 decibels at the property line.

L8. DD

Permitted only within a parking garage.

Consumer Goods Rental/ General Rental Centers

L9. PX, NX

Permitted by right up to 45,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Convenience Store without Fuel Sales

L10. RM-H, ~~RX~~, PX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L11. NX

Permitted by right up to 45,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Convenience Store with Fuel Sales

L12. Any District Where Permitted

- a. Fuel dispensing units must be located at least 50 feet from any residential district property line, and 15 feet from any other property line.
- b. Canopies covering fuel dispensing area must **only** be located **in a front or side yard and** at least 5 feet from all property lines, and cannot be located between buildings and adjacent streets.
- c. All exterior light sources must be stationary and shielded, or recessed within the roof canopy, and directed away from adjacent residential districts and public rights-of-way.
- d. All service areas, trash storage areas and mechanical equipment must be screened from ground-level view from adjacent properties and public rights-of-way. A 6-foot tall wall or fence must be provided along all residential district boundary lines.
- e. At least one permanent trash receptacle must be installed at each pump island.

Eating or Drinking Establishment

L13. ~~RX~~ PX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L14. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

L15. RF-R, RF-C

Permitted in marinas and boatyards. Otherwise a conditional use approval is required (see Chapter 1751).

Food Market**L16. Any District Where Permitted**

Any convenience market or commissary within 2,700 feet of a casino site, in addition to any standards established above for a food market:

- a. Shall be located at least 100 feet from the boundary of any residential district. If the convenience market or commissary occupies a multiple use building, this distance is measured from any space leased or occupied by the convenience market or commissary, and
- b. Must occupy less than 3,000 square feet or the maximum square footage in the applicable zoning district, whichever is less.

L17. RM-M

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. Must be located in a structure with at least 50 dwelling units, and have no more than 1,200 square feet of gross floor area.
- c. The use must meet all standards in L16.

L18. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and

- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.
- d. The use must meet all standards in L16.

L19. ~~PX~~

- a. Permitted on ground floor occupying less than 2,500 sf, more space requires a conditional use (see Chapter 1751).
- b. The use must meet all standards in L16.

L20. NX

- a. Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).
- b. The use must meet all standards in L16.

Food Preparation**L21. ~~RX~~~~PX~~**

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L22. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Fuel Sales**L23. Any District Where Permitted**

- a. Fuel dispensing units must be located at least 50 feet from any residential district property line, and 15 feet from any other property line.

- b. Canopies covering fuel dispensing area must be located at least 5 feet from all property lines, and cannot be located between buildings and adjacent streets.
- c. All exterior light sources must be stationary and shielded, or recessed within the roof canopy, and directed away from adjacent residential districts and public rights-of-way.
- d. All service areas, trash storage areas and mechanical equipment must be screened from ground-level view from adjacent properties and public rights-of-way. A 6-foot tall wall or fence must be provided along all residential district boundary lines.
- e. At least one permanent trash receptacle must be installed at each pump island.
- f. Permitted only if accessory to a use permitted in the district.

Garden Supply, Nursery

L24. ~~NX~~, CX, CG, IX, ~~RF-R~~, ~~RF-C~~, ~~RF-M~~

Outside storage must be screened with an 8 foot privacy fence.

L25. IA

The use cannot exceed ~~5,000~~ 10,000 square feet of site area.

Laboratories, Commercial

L26. ~~PX~~, ~~NX~~

Permitted by right up to ~~4~~5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

L27. DD-A, DD-C, DD-D

Not permitted as a principal ground floor use in locations indicated in Sec. 1703-7.8.

Offices, General

L28. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L29. ~~PX~~, NX

Permitted by right up to ~~4~~5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

L30. DD-A, DD-C, DD-D

Not permitted as a principal ground floor use in locations indicated in Sec. 1703-7.8.

Retail, General

L31. Any District Where Permitted

The following uses that are located within 2,700 feet of a casino site must be at least 100 feet from the boundary of any residential district, and at least 50 feet from any residential use in a DD district:

- a. Jewelry, gold and precious metals stores (whether purchasing or selling)
- b. Video stores
- c. Gifts and novelties stores
- d. Tobacco stores
- e. Liquor and package stores.

L32. RM-H, ~~RX~~ ~~PX~~

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and

- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.
- d. The use must meet all standards in L31.

L33. NX

Permitted by right up to 5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751). The use must meet all standards in L31.

L34. RF-C

Must involve retail sales of products incidental to a permitted principal use in the district and gross floor area of retail sales is limited to 5,000 square feet. The use must meet all standards in L31.

L35. DD-B

Permitted on the ground floor only. The use must meet all standards in L31.

Sexually Oriented Business

L36. IH

a. License.

These establishments are licensed by the City in compliance with the provisions of Chapter 899 of the Municipal Code.

b. Location.

- i. The minimum distance from a residential district boundary is 1,000 feet.
- ii. The minimum distance from every other licensed sexually oriented businesses is 1,000 feet.
- iii. The minimum distance from schools, public or private; religious assembly; public library; parks and recreation facilities; hotel; day care

center; or any place licensed for the sale of beer or intoxicating liquor for consumption on the premises is 1,000 feet.

d. Approval

- i. The Director must only consider the proximity standards specified above in determining whether to approve a sexually oriented business.
- ii. The determination must be made without a public hearing being held and must be made within 10 days of the receipt of a complete application for a Certificate of Compliance.
- iii. No person, other than an applicant who has been denied a Certificate of Compliance, may appeal a decision of the director on an application for a Certification of Compliance for a sexually oriented business to the Zoning Board of Appeals.
- iv. Any appeal to the Zoning Board of Appeals must be heard and determined within 30 days of the filing of the notice of appeal.
- v. Further appeal is to a court of competent jurisdiction as provided by law. Unless the solicitor obtains an injunctive order restraining the opening and operation of a sexually oriented business, an applicant may open and operate a sexually oriented business 30 days after the filing of a notice of appeal to a court of competent jurisdiction pending final resolution of the appeal.

Vehicle and Equipment Sales and Rental

L37. DD-A, DD-C

Permitted only within a parking garage.

Services

Business Services

L38. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L39. ~~PX~~, NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Commercial Meeting Facility

L40. ~~PX~~ ~~RX~~

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L41. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

L42. DD

Not permitted as a principal ground floor use in locations indicated in Sec. 1703-7.8.

Funeral and Interment Services

L43. RM-H

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L44. PR

Permitted only as an accessory use to an existing cemetery.

Maintenance and Repair Services

L45. RX, ~~PX~~

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L46. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Personal Instructional Services

L47. RM-H, RX, ~~PX~~

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L48. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Personal Services**L49. Any District Where Permitted**

Any "massage establishment" as defined in CMC 897-1-M-1, and that is located within 2,700 feet of a casino site, shall:

- a. Maintain hours of operation no earlier than 8:00 a.m. or later than 10:00 p.m.,
- b. Not provide food or beverages for sale to customers or the general public, and
- c. Be located at least 300 feet from a residential district boundary.

These requirements do not apply to: (1) licensed physicians, surgeons, chiropractors, physical therapists or osteopaths where the massage is performed by the those licensed professionals and/or by a staff member of those licensed professionals in the course of treatment prescribed by said professional and only when the professional is present on the premises, or (2) persons certified to perform acupuncture or oriental medicine by ORC 4762.02 acting within the scope of their certification, (3) registered or certified health care professionals as defined by ORC 1.64 acting within the scope of their license, (4) hospitals, nursing homes, sanatoriums, or other health care facilities duly licensed by the state of Ohio, or (5) barbers, beauticians and manicurists who are duly licensed by the state of Ohio while engaging in the practice within the scope of their license, except that this exemption applies solely to the massaging of the neck, face and/or scalp of the customer or client of the barber or beautician or in the case of a licensed manicurist, the massaging of

the forearm, hands, calves and/or feet, (6) accredited high schools, junior colleges, and colleges or universities whose coaches and trainers are acting within the scope of their employment, or (7) trainers of amateur, semi-professional or professional athletes or athletic teams.

L50. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.
- d. The use must meet all standards in L49.

L51. NX

Permitted by right up to +5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751). The use must meet all standards in L49.

L52. RF-C

Must involve repair of products incidental to a principal use permitted in the district and gross floor area is limited to 5,000 square feet. The use must meet all standards in L49.

L53. DD-B

Permitted on the ground floor only. The use must meet all standards in L49.

Vehicle Repair**L54. Any District Where Permitted**

- a. **Location.** The repair area must be located within an enclosed structure.

- b. **Hazardous Materials.** All automotive fluids must be recycled or removed according to local, state and federal standards.
- c. **Outdoor Storage.** Any space for the storage of vehicles awaiting repair must be screened on all sides and completely enclosed within an 8-foot screen fence which is protected by a guardrail or other barriers approved by the Director. Electrical, barbed and razor wire fences are an accessory conditional use (see Chapter 1751). Vehicles may not be stored on the lot for more than 60 days.
- d. **Indoor Storage.** Used or discarded automotive parts or equipment or permanently disabled or junked vehicles must be stored inside a building.
- e. **Building Openings.** There may not be any openings in side walls, rear walls or roofs within 50 feet of a residential district, unless the openings are stationary windows or required fire exits.

L55. DD-C

The entire use and storage must be located within an enclosed structure.

Day Care Center

L56. Any District Where Permitted

Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.

Lodging

Bed and Breakfast

L57. Any District Where Permitted

- a. **Number of Rooms.** No more than 5 rooms for rent are ~~allowed~~ permitted.

- b. **Appearance.** In residential districts, the building must maintain a residential character on the exterior.
- c. **Business License Required.** A current business license must be obtained and posted in compliance with Chapter 855 of the municipal code.
- d. **Limitation on Services Provided.** Meals and rental of bedrooms are limited to registered guests. Separate or additional kitchens for guests are prohibited.

Hotel

L58. RF-R, RF-C

Permitted in marinas and boatyards. Otherwise a conditional use approval is required (see Chapter 1751).

1703-9.5. Industry, Manufacturing & Processing Use Table & Use Standards

	SF-20	SF-10	SF-6	SF-4	SF-2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF-C	RF-M	IR	PR	DD-A	DD-B	DD-C	DD-D
Industry, Manufacturing and Processing																									
Production:																									
<u>Craft breweries, wineries, or distilleries</u>	--	--	--	--	--	--	--	--	--	L ²	L ³	L ⁴	L ¹	L ¹	L ⁴	L ¹	--	L ⁴	L ¹	--	--	L ¹	L ¹	L ¹	L ¹
Data processing, hosting, and related services (including data centers)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--P	--	--P	--P	P	--	P	P	P	P
Media production	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	P	P	P	P
Production, artisan	--	--	--	--	--	--	--	--	--	L ⁵	L ⁶	P	P	P	P	P	C	P	--	--	--	--	--	P	P
Production, general	--	--	--	--	--	--	--	--	--	--	--	--	--	--C	--	P	--	L ⁷	L ⁸	--	--	--	--	P	--
Production, intensive high impact	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	L ⁹	--	--	--	--	--	--
Production, limited	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	L ¹⁰	L ¹¹	--	--	P	P	P	P
Research and development	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--P	P	P	--P	P	--	--	--	C	--
Storage and Warehouse:																									
Contractor storage	--	--	--	--	--	--	--	--	--	--	--	--	L ¹²	C	--	P	--	--P	--P	--	--	--	--	--	--
Indoor storage	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--P	P	--	P	P	--	--	--	--	P	--
Oil and gas storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	C	--	--	--	--	--	--
Outdoor storage	--	--	--	--	--	--	--	--	--	--	--	--	L ¹³	L ¹³	--	L ¹³	--	L ¹³	L ¹³	--	--	--	--	--	--
Personal storage/mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	P	--	--	--	--	--	--	--	--	--
Wholesale and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L ¹⁴	L ¹⁴	--	--	--	--	P	--
Waste-Related:																									
Metal waste salvage yard/junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ¹	--	--	C ¹	--	--	--	--	--	--
Waste management, waste collection	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ¹	--	--	--	--	--	--	--	--	--
Waste management, waste disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ¹	--	--	--	--	--	--	--	--	--
Waste management, waste transfer	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C ¹	--	--	--	--	--	--	--	--	--

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Production

Craft breweries, wineries, and distilleries

L1. Any District Where Permitted

- a. The structure or tenant space containing the microbrewery must be a minimum of three hundred (300) linear feet from any residential dwelling unit on a residentially zoned property, as well as three hundred (300) linear feet from any school or house of worship facility.
- b. On site production cannot exceed 15,000 barrels (~465,000 gallons) of beer per year.
- c. Outdoor storage of equipment and materials shall not be permitted in any commercial zone.
- d. Outdoor storage of equipment and materials used in assembly, fabrication, or processing in Industrial zones shall be screened from view by a six-foot opaque fence, and shall not exceed 25% of the gross floor area of all buildings on a lot.
- e. Operations cannot be outside the facility between the hours of 10:00 pm and 7:00 am.
- f. Taprooms are encouraged.

L2. PX

- a. The floor area of the use cannot exceed 2,500 square feet.

L3. NX

- a. The floor area of the use cannot exceed 5,000 square feet.

L4. CX, IA, RF-C

- a. The floor area of the use cannot exceed 15,000 square feet.

Production, Artisan

L5. ~~RX~~ PX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.

L6. NX

Permitted by right up to 45,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Production, General

L7. RF-C

- a. Requires direct access to barge facilities.
- b. All storage to be in completely enclosed facilities.

L8. RF-M

- a. All storage to be in completely enclosed facilities.
- b. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval (see Chapter 1751).

Production, Intensive High Impact

Any District Where Permitted

A permit from the Ohio Environmental Protection Agency (OEPA) or any local agency operating under the delegated authority of the OEPA ~~before~~ is required before obtaining zoning approval.

L9. RF-M

- a. The use must comply with the standards above.
- b. All storage to be in completely enclosed facilities.

- c. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval (see Chapter 1751).

Production, Limited

L10. RF-C

- a. Requires direct access to barge facilities.
- b. All storage to be in completely enclosed facilities.

L11. RF-M

- a. All storage to be in completely enclosed facilities.
- b. Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval (see Chapter 1751).

Storage and Warehouse

Contractor Storage

L12. CG

Outside storage must be screened with an 8 foot privacy fence.

Outdoor Storage

L13. Any District Where Permitted

See Sec. 1711-5.

Wholesale and Distribution

L14. RF-C, RF-M

Requires direct access to barge facilities.

Waste-Related

All Categories

C1. Any District Where Permitted

All storage, separation and processing activities for waste-related uses must comply with the following:

- a. **Location, Waste Collection.** Waste-related uses must be at least 200 feet from a residential district.

- b. **Enclosures or Screening.** All waste-related uses must be conducted within an enclosed building or enclosed by a screen fence. The enclosures must be located outside any required front yard, side street yard, required parking or landscape areas or any other area required by this LDC to be maintained unencumbered according to any other applicable public safety laws.
- c. **Hours of Operation.** The site must be staffed during all hours of operation and a sign be posted indicating the hours of operation and warning of the penalties for illegal dumping.

1703-9.6. Recreation, Education, & Public Use Table & Use Standards

	SF-20	SF-10	SF- 6	SF- 4	SF- 2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF- C	RF- M	IR	PR	DD-A	DD-B	DD-C	DD-D
Recreation, Education, Public																									
Medical/Health:																									
Ambulance service	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	P	--	P	P	P	P
Hospital	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	P	--	P	P	P	P
Medical office or clinic	--	--	--	--	--	--	--	L ¹	L ¹	L ²	L ²	P	P	P	--	--	--	--	--	P	--	L ³	P	L ³	L ³
Education:																									
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	P	--	P	P	P	P
Community Learning Center	L ⁴	C	C	C	C	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	--	L ⁴	L ⁴	L ⁴	L ⁴	C	L ⁴	L ⁴	L ⁴	L ⁴
School: public or private	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	C	P	P	P	P
Government:																									
Community service facility	--	--	--	--	--	C	C	C	P	P	P	P	P	P	P	--	P	--	--	P	--	P	P	P	P
Correctional institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--		--	--	C	--
Government facilities and installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	C	--	--	C	C	C	C
Government office	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	P	P	--	P	L ⁵	P	P	P	P
Public maintenance facility	--	--	--	--	--	--	--	--	--	--	--	C	C	P	--	P	C	P	--	--	L ⁶	--	P	P	P
Public safety facility	--	--	--	C	C	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P
Civic:																									
Cemetery	L ⁷	--	--	L ⁷	L ⁷	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L ⁷	--	--	--	--
Clubs and lodges	--	--	--	--	--	L ⁸	L ⁸	L ⁸	L ⁸	P	P	P	P	P	--	--	P	P	--	P	P	P	P	P	P
Cultural institution	--	--	C	C	C	C	C	P	P	P	P	P	P	P	--	--	P	P	--	P	P	P	P	P	P
Meeting facility > 5,000 sf	--	--	--	--	--	--	--	--	--	L ⁹	L ⁹	P	P	--	--	--	P	P	--	P	P	P	P	P	P
Meeting facility ≤ 5,000 sf	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	P	P	--	P	P	P	P	P	P
Park, recreation field	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	L ¹⁰	P	P	P	P	P	P	P	P	P	P	--	P	P	--	P	P	P	P	P	P
Recreational facility: indoor or small-scale	--	--	--	--	--	--	--	L ¹¹	L ¹¹	L ¹²	L ¹²	L ¹⁴	L ¹⁴	L ¹⁴	--	--	P	P	--	--	P	L ¹³	L ¹³	L ¹⁴	L ¹³
Recreational facility: outdoor or large-scale	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	--	P	C	--	--	P	C	--	C	C
Religious assembly	C	C	C	C	C	P	P	P	C	P	P	P	P	P	P	--	P	P	P	P	--	P	P	P	P

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Recreation, Education, Public

Medical/Health

Medical Office or Clinic

L1. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and
- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.

L2. ~~PX~~, NX

Permitted by right up to 45,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

L3. DD-A, DD-C, DD-D

Not permitted as a principal ground floor use in locations indicated in Sec. 1703-7.8.

Education

Community Learning Centers

L4. Any District Where Permitted

- a. A community learning center may only be established in connection with a lawfully established and active public school use.
- b. A community learning center may consist of one or more principal uses located on one or more lots that are adjacent or that have lot lines that are separated only by a street.
- c. A community learning center may consist of one or more of the following uses:
 - i. Any use permitted in the underlying zoning district.

- ii. Any use determined by the Director to be customary and incidental to a community learning center
- iii. If not permitted in the underlying zoning district, the following conditional uses upon approval by the Zoning Hearing Examiner: Social assistance, welfare, and charitable services; personal instructional services; day care center; community service facility; cultural institution; meeting facility > 5,000 sf; park, recreation field; recreational facility; indoor or small-size; community garden.

- d. Each use comprising a community learning center must serve as an integrated component of the community learning center.
- e. Each use comprising a community learning center must comply with all other development regulations for the use required by the LDC.

Government

Government Office

L5. PR

Office uses for the administration of parks and recreation facilities, their lessees and concession operators are permitted. All other government offices require conditional use approval (see Chapter 1751).

Public Maintenance Facility

L6. PR

Public maintenance facilities for the maintenance of parks and recreation facilities are permitted. All other public maintenance facilities require conditional use approval (see Chapter 1751).

Civic

Cemetery

L7. SF-4, SF-2, PR

- a. A cemetery is permitted only if it is an existing use.~~or an expansion of that use.~~
A conditional use permit is required for the expansion of a cemetery.
- b. Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, must be at least 100 feet from abutting properties in the residential district and may not exceed the height limitation for principal buildings of the district in which it is located.

Club and Lodges

L8. RM-L, RM-M, RM-H, RX

The gross floor area of the use cannot exceed 3,000 square feet.

Meeting Facility

L9. ~~PX~~, NX

Permitted by right up to ~~15,000~~ 10,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751).

Park, Recreation Field

L10. SF

Publicly owned or operated park and recreation facilities are permitted. All park and recreation facilities, private or non-profit, require a conditional use approval.

Recreational Facility, Indoor or Small-scale

L11. RM-H, RX

- a. The use must be within or attached to a multi-tenant building, cannot be located in a standalone building; and

- b. The floor area of the use cannot exceed 10% of the gross floor area of the entire building or 2,500 square feet, whichever is greater.
- c. In RM-H, the lot must front on a street classified as an arterial or higher.
- d. The use must meet all standards in L14.

L12. ~~PX~~, NX

Permitted by right up to ~~15,000~~ 5,000 square feet on a single lot or building. More space requires a conditional use permit (see Chapter 1751). The use must meet all standards in L14.

L13. DD-A, DD-B, DD-D

Permitted only above the ground floor ~~in~~, unless modified by a conditional use permit (see Chapter 1751). The use must meet all standards in L14.

L14. Any District Where Permitted

Any bingo parlor or pool room located within 2,700 feet of a casino site must be located at least 300 feet from a residential district.

1703-9.7. Agriculture Use Table & Use Standards

	SF-20	SF-10	SF-6	SF-4	SF-2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF-C	RF-M	IR	PR	DD-A	DD-B	DD-C	DD-D
Agriculture																									
<u>Apiaries</u>	L ¹	L ¹	L ¹	L ¹	L ¹	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--
<u>Animal keeping</u>	L ²	L ²	L ²	L ²	L ²	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--
Community garden	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	C	L ³	--	L ³	--	--	L ³	L ³	--	--	--	--
Farming	L ⁵	L ⁵	L ⁵	--	--	--	--	--	--	--	--	--	--	--	L ⁶	--	P	--	--	--	--	--	--	--	--
Mining and quarrying	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Agriculture

Apiaries

L1. SF

- a. Minimum lot size
1/4 acre.
- b. Maximum apiary size
24 cubic feet.
- c. Setbacks
20 feet from all property lines, unless the apiary is located on a rooftop, then there is no setback.
- d. Screening
A six-foot screen fence or hedge is required, unless the apiary is more than 150 feet from all property lines or on a rooftop.
- e. Nuisance
Apiaries shall not create a nuisance, foul odors, or be a menace to the health of occupants or neighboring individuals.

Animal Keeping

L2. SF

- a. **Chickens and Rabbits**
Chickens and rabbits kept in residential areas shall be held to the following standards:
 - i. Roosters are prohibited.
 - ii. Slaughtering is prohibited.

- iii. Animals must be kept in an enclosure at all times with at least 4 SF of floor area per animal.
- iv. Enclosures are treated as an Accessory Structure and may only be in the rear yard and must be at least 10 feet from all property lines and at least 30 feet from all neighboring dwellings, schools, churches or businesses.
- v. Enclosures must be kept clean, dry, odor-free, neat and sanitary at all times.
- vi. The owner must take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.

b. **Goats and Sheep**

Goats and sheep kept in residential areas shall be held to the following standards:

- i. Slaughtering is prohibited.
- ii. Goats must be dehorned, and males must be neutered.
- iii. Animals must be kept in a fenced secure area of at least 400 SF at all times. Enclosure or sheds must provide at least 10 SF of floor area per animal.

- iv. Enclosures are treated as an Accessory Structure and may only be in the rear yard and must be at least 10 feet from side property lines, 15 feet from rear property lines, and at least 30 feet from all neighboring dwellings, schools, churches or businesses.
 - v. Enclosures must be kept clean, dry, odor-free, neat and sanitary at all times.
 - vi. The owner must take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.
- c. **Maximum Number of Animals**
- i. Lots under 10,000 SF
Chickens: 6
Rabbits: 6
Sheep: 2
Goats: 2
 - ii. Lots between 10,000 SF and 20,000 SF
Chickens: 10
Rabbits: 12
Sheep: 3
Goats: 3
 - iii. Lots between 20,000 SF and 40,000 SF
Chickens: 14
Rabbits: 18
Sheep: 5
Goats: 5

Community Garden

L3. Any District Where Permitted

a. Hours of Operation

A community garden cannot be used between the hours of 10:00 pm and 7:00 am.

b. Number of Structures

2 max.

c. Structure Height

15 feet max.

d. Size

800 square feet max for all structures (other than fences and walls).

e. Setbacks

Setbacks for all structures except fences:

- i. Rear and side lot lines (interior side for corner lots): 3 feet min.
- ii. Rear lot line: 25 feet max.
- iii. Front lot line / corner street side: 10 feet min.

f. Fencing Height

- i. Along front or side street lot line (Residential district): 4 feet max.
- ii. Along side or rear Lot Line, other districts: 6 feet max.
- iii. Deer fencing may be up to 10 feet with written approval from all surrounding property owners.

g. Fence Opacity

- i. Along front or side street lot line (Residential districts): 50% max.
- ii. Along side or rear Lot Line (other districts): 100% max.

h. Fence Material

Fences and walls cannot include electrified, barbed or razor wire.

i. Outdoor Storage

Tools and supplies must be stored indoors or removed from the property daily. Bulk supplies and water tanks must be stored outside of front and side setbacks.

j. Pesticides and Fertilizers

Pesticides and fertilizers must be stored in a locked storage structure and must comply with any other applicable requirements for hazardous materials

k. Equipment

Use of commercial or industrial farm equipment is not ~~allowed~~ permitted .

l. Composting

- i. Composting must be only of materials generated on-site.
- ii. Area used for composting: 10% of the garden site with a max. of 200400 square feet.
- iii. Compost material must be enclosed in a screen fence or structure.
- iv. Compost enclosures / refuse area setbacks:
 - » Rear and side lot lines (interior side for corner lots): 3 feet min.
 - » Rear lot line: 25 feet max.
 - » Front lot line / corner street side: 10 feet min.
- v. Compost enclosures must be located to prevent runoff of water that has come in contact with the compost from flowing onto adjacent property, into natural or human-made storm channels or the public right-of-way.
- vi. Compost enclosures must be maintained in a way that protects adjacent properties from adverse environmental, health and safety impacts such as noise, odors and attraction of rodents or other pests.

m. Maintenance

- i. The property owner of the site on which a community garden is located is responsible for all maintenance requirements.
- ii. The site must be designed and maintained to prevent any chemical, pesticide, fertilizer, or other garden waste from draining onto adjacent property.

- iii. Cultivated areas must be prevented from encroaching onto adjacent properties.
- iv. The property must be maintained free of high grass, weeds or other debris.
- v. Dead plant growth must be composted or removed from the site no later than December 1st of each year.
- vi. All refuse storage areas must be screened from ground-level view and from adjacent properties or public rights-of-way.

L4. SF-, ~~MFRM-~~

On-site sales of community garden products are prohibited. The use must meet all standards in L3.

Farming

L5. SF-20, SF-10, SF-6

Enclosures for food, small animals and commercial sales must be set back at least 100 feet from lot lines.

L6. IA

- a. At least 20,000 feet of contiguous land under the same ownership with no more than one single-family dwelling on the property is required in order to use the property for farming purposes.
- b. Buildings or structures for livestock must be set back a minimum 50 feet from each property line.
- c. Buildings or structures for storage and greenhouses must be set back a minimum of 20 feet from each property line.

1703-9.8. Transportation, Communications, & Infrastructure Use Table & Use Standards

	SF-20	SF-10	SF- 6	SF- 4	SF- 2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF- C	RF- M	IR	PR	DD-A	DD-B	DD-C	DD-D
Transportation, Communications, Infrastructure																									
Parking/Transportation:																									
Airport	--	--	--	--	--	--	--	--	--	--	--	--	--	C ¹	--	-C ¹	--	--	-C ¹	--	--	--	--	--	--
Automobile holding facility	--	--	--	--	--	--	--	--	--	--	--	--	--	-L ¹	--	L ¹	--	--	P	--	--	--	--	--	--
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	C ²	C ²	--	--	--	--	--	P	--	C ²	--	C ²	C ²
Parking facility	--	--	--	--	--	--	C	C	--	C	C	P	P	P	--	--	--	--	--	P	C	L ²	L ²	L ²	L ²
Private vehicular storage lot	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	P	--	--	--	--	--	--
Railroad right-of-way	--P	--P	--P	--P	--P	P	P	P	P	P	P	P	P	P	--P	P	P	P	P	--P	--P	P	P	P	P
Railroad train yard	--	--	--	--	--	--	--	--	--	--	--	--	--	L ³	--	L ³	--	L ³	L ³	--	--	--	--	--	--
Ground passenger transportation (e.g. taxi, charter bus)	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	P	--	--	P	P	P	P
Towing and other road and ground services	--	--	--	--	--	--	--	--	--	--	--	--	--	--P	--	P	--	--P	--P	--	--	--	--	--	--
Transportation passenger terminal	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	--	C	C	C	C
Truck terminal and warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L ⁴	--	--	P	--	--	--	--	--	--
Communications:																									
Communications facility	--	--	--	--	--	--	--	--	--	C	P	P	P	--	--	--	--	P	P	P	--	P	--	P	P
Wireless communication tower >20 feet tall	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	
Wireless communication tower ≤20 feet tall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communications antenna >20 feet tall	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	C ³	
Wireless communications antenna ≤20 feet tall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities:																									
Public utility distribution system	C	C	C	C	C	C	C	C	C	C	P	P	P	P	--	P	P	P	P	P	--	L ⁵	L ⁵	L ⁵	L ⁵
Public utility maintenance yard	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	--	--	--	--	--	--	--	C	--
Public utility plant	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	--	P	P	--	--	C	--	C	--
Watercraft:																									
Barge terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L ⁶	L ⁷	--	--	--	--	--	--
Boat and ship yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L ⁸	L ⁸	P	--	--	--	--	--	--
Commercial pier/port	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--P	--	--	--	--	--	P
Marina	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	P
Marine sales and service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--P	P	--	--	--	--	--	--	--

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Transportation, Communications, & Infrastructure

Parking/Transportation

Airport

C1. IX

Landing strip, pad, or apron may not be located within 500 feet of a residential district boundary.

Automobile Holding Facility

L1. IH

The facility must be:

- i. Completely enclosed on all sides with a 6-foot screen fence which is protected from damage by a guardrail or similar barriers; and
- ii. Located at least 100 feet from a residential district.

Heliport

C2. CG, IX

Landing strip, pad, or apron may not be located within 500 feet of a residential district boundary.

Parking Facility

L2. DD

The location of parking varies according to Sec. 1703-7.12.

Railroad Train Yard

L3. IX, IH, RF-C, RF-M

Not ~~allowed~~ permitted within 250 feet of a residential use in a residential district.

Truck Terminal and Warehouse

L4. IH

Not permitted within 250 feet of a residential use in a residential district.

Communications

Wireless Communication Tower / Antenna

C3. Any District Where Conditional

Approval of a conditional use is required (see Chapter 1751) for wireless communication towers and antennas greater than 20 feet in height **as measured from the base of the antenna to the top of the antenna.**

a. Public Interest

- i. In determining whether approval of the application is in the public interest, the Zoning Hearing Examiner will evaluate whether technically suitable space is available on commercially reasonable terms on an existing tower or structure within the geographic area to be served.
- ii. To enable this determination, the applicant is required to submit with the permit application a list of the location of every tower, building or structure that could support the proposed antenna so as to allow it to serve its intended function.
- iii. The applicant must demonstrate that a technically suitable location is not available on commercially reasonable terms on an existing tower, building or structure. If another communication tower is technically suitable, the applicant must show that it has offered to allow the owner to co-locate an antenna on another tower within the city owned by the applicant on reciprocal terms and the offer was not accepted or that other tower is presumed to be reasonably available.

- iv. Consideration of these factors is in addition to the standards enumerated in Chapter 1751 for conditional uses, and in this section.
- v. The failure of an applicant to offer to other wireless communication service providers on reciprocal term rights to install wireless communication antennas on wireless communication towers within the city, controlled by the applicant, is cause to deny approval of an application for a wireless communication tower as a conditional use.

b. Minimum Site Area

Monopole towers in an SF- or RF-R district must be located on a site larger than three acres.

c. Wireless Communication Network Plan Required

Any person licensed by the Federal Communications Commission to provide wireless communication services within the City who has installed or intends to install a wireless communication antenna within the City is required to file its wireless communication network plan with the Director. A provider must file an amended plan with the Director any time there is a change in company name, ownership, location of facilities or operations. The Director must send a copy of each amended plan to every person who has filed a plan and to every community organization affected by the amendments to the plan.

d. Permitted Attachments

An antenna may be attached to the following types of structures:

	SF-	MF RM-	RX, NX, CX, CC, IR	DD-, I-, RF-, PFPR
Agricultural building or structure	yes	yes	yes	yes
Public or semi-public or public utility building or structure	yes	yes	yes	yes
Multi-family building or structure		yes	yes	yes
Commercial building or structure			yes	yes
Industrial building or structure				yes

e. Required Setbacks

- i. Poles, towers, equipment structures and antennas must meet the minimum yard standards for all setbacks as set forth in the applicable district regulations.
- ii. Wireless communication tower shall be at least 110% of its height from any residential structure that exists in any residential district at the time an application is filed.

f. Design Compatibility

Except for the tower or monopole structure, the facility appurtenances must be aesthetically and architecturally compatible with the architecture of the surrounding environment.

g. Screening Required

Screen fencing must be provided for aesthetic and public safety reasons. A fence at least 6 feet in height must be erected completely around any communication tower and any related support facilities. Barbed and razor wire fencing is prohibited in residential districts.

h. Landscaping

A Type B planted buffer yard is required along residential district boundaries and adjacent to residential uses, as prescribed Sec. 1711-2. Buffer yard planting may be located in a required setback area.

i. Obsolete Facility

The owner or operator must remove an obsolete facility within 12 months of ceasing its active use for wireless communications.

j. Outdoor Storage

Outdoor storage of any supplies, vehicles or equipment related to the use of the facility is prohibited in a residential district.

k. Lighting

An antenna or a tower may not be illuminated and lighting fixtures or signs may not be attached to the antenna or tower, except as required by law or to protect the safety of the general public.

l. Certification

The applicant must provide written certification from a registered engineer that the antenna and tower will comply with all applicable federal, state and local regulations pertaining to the construction.

m. Tower Height

A tower must be a monopole unless the tower is more than 200 feet high.

n. Limitations on Authority to Deny

- i. The Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use if the denial would unreasonably discriminate among providers of functionally equivalent services or prohibit or have the effect of prohibiting the provision of personal wireless services.

- ii. The Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.
- iii. The Zoning Hearing Examiner may not deny an application for a conditional use for the collocation of new transmission equipment, the removal of transmission equipment, or the replacement of transmission equipment on an existing wireless communications tower, antenna or any base station that does not substantially change the physical dimensions of such communications tower, antenna, or base station.

Utilities

Public Utility Distribution System

L5. DD

The facility must be underground, within a building or on the roof within an enclosure.

Watercraft

Barge Terminal

L6. RF-C

All storage to be in completely enclosed facilities.

L7. RF-M

Outdoor storage of chemicals, minerals and aggregate requires a conditional use approval (see Chapter 1751).

Boat and Ship Yards

L8. RF-R, RF-C

All storage to be in completely enclosed facilities.

1703-9.9. **Accessory** Use Table & Use Standards

	SF-20	SF-10	SF- 6	SF- 4	SF- 2	RM-L	RM-M	RM-H	RX	PX	NX	CX	CG	IX	IA	IH	RF-R	RF- C	RF- M	IR	PR	DD-A	DD-B	DD-C	DD-D
Accessory																									
Any accessory use not listed below	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	
Amateur radio and satellite antennas	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	L ²	
Automatic teller machine	--	--	--	--	--	--	--	--	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	L ³	
<u>Breweries, wineries, or distilleries</u>	--	--	--	--	--	--	--	--	--	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴	--	--	L ⁴	L ⁴	L ⁴	L ⁴	
Car wash	--	--	--	--	--	--	--	--	--	--	C	L ⁵	L ⁵	L ⁵	--	--	--	--	--	--	--	L ⁶	L ⁶	L ⁶	L ⁶
Commercial service	--	--	--	--	--	--	L ⁷	L ⁷	L ⁷	L ⁷	L ⁷	L ⁷	L ⁷	L ⁷	--	--	L ⁷	--	--	L ⁷	--	L ⁷	L ⁷	L ⁷	L ⁷
Commercial vehicle parking	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	--	--	P	P	P	L ⁹	P	P	--	P	P	--	--	P	P	P	P
Composting facility	--	--	--	--	--	--	--	--	--	--	--	--	--	L ¹⁰	L ¹⁰	L ¹⁰	--	--	--	--	--	--	--	--	--
Day care center	L ¹²	L ¹²	L ¹²	L ¹²	L ¹²	L ¹²	L ¹²	L ¹²	--	--	L ¹¹	L ¹¹	L ¹¹	L ¹¹	--	--	L ¹¹	L ¹¹	--	L ¹¹	L ¹¹	L ¹¹	L ¹¹	L ¹¹	L ¹¹
Day care home, adult	--	--	--	--	--	C	C	C	P	P	P	--	--	--	--	--	C	--	--	P	--	P	P	P	P
Day care home, Type A (7 - 12 Children)	--	--	--	--	--	C	C	C	L ¹³	L ¹³	L ¹³	--	--	--	--	--	C	--	--	L ¹³	--	L ¹³	L ¹³	L ¹³	L ¹³
Day care home, Type B (1 - 6 children)	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴	--	--	--	--	--	L ¹⁴	--	--	L ¹⁴	--	L ¹⁴	L ¹⁴	L ¹⁴	L ¹⁴
Drive box	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁵	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	--	--	L ¹⁷	L ¹⁵	--	--	--	--
Drive-thru Components	--	--	--	--	--	--	--	--	--	--	--	C	L ¹⁸	L ¹⁸	--	--	--	--	--	--	--	--	--	--	--
Exterior lighting	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	L ¹⁹	
Fences and walls	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰	
Home occupation	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	L ²¹	--	--	L ²¹	--	L ²¹	L ²¹	L ²¹	L ²¹
Home office	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	P	P	P	P
Laundry/commissary	--	--	--	--	--	--	--	--	--	--	--P	--P	--P	--P	--	--	L ²²	L ²²	--	--	--	--	--	--	--
Office	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	L ²³	L ²³	P	--	P	P	P	P
Outdoor dining	--	--	--	--	--	--	--	--	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	L ²⁴	--	--	C	C	--	--	--	L ²⁴	L ²⁴	L ²⁴	L ²⁴
Outdoor entertainment	--	--	--	--	--	--	--	--	--	--	--	L ²⁵	L ²⁵	L ²⁵	--	--	--	--	--	--	--	L ²⁵	L ²⁵	L ²⁵	L ²⁵
Outside storage	--	--	--	--	--	--	--	--	--	--	--	--	L ²⁶	L ²⁶	L ²⁶	L ²⁶	--	L ²⁶	L ²⁶	L ²⁶	L ²⁶	--	--	--	--
Portable storage container	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷	L ²⁷
Storage, refuse	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁹	L ²⁹	L ²⁹	L ²⁹	L ²⁹	L ²⁹	L ²⁹	L ²⁸	L ²⁸	L ²⁸	L ²⁸	L ²⁸
Religious accessory housing (convent, monastery, parsonage, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--P	--	P	--	P	P	P	P
Rooming unit	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	L ³⁰	--	L ³⁰	--	--	L ³⁰	--	L ³⁰	L ³⁰	L ³⁰	L ³⁰
Small-scale specialized incinerator	--	--	--	--	--	--	--	--	--	--	L ³¹	L ³¹	L ³¹	L ³¹	L ³¹	L ³¹	--	L ³¹	L ³¹	L ³¹	L ³¹	--	--	--	--
Truck docks and loading									L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²	L ³²
Vending machines	L ³⁴	L ³⁴	L ³⁴	L ³⁴	L ³⁴	L ³⁴	L ³⁴	L ³⁴	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³	L ³³

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Accessory Uses

Any Accessory Use Not Listed Below

L1. Any District Where Permitted

Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval (see Chapter 1751).

Amateur Radio and Satellite Antennas

The intent of these regulations is only to locate such antennas and equipment where they are least visible from public rights-of-way in the vicinity, while not burdening adjacent property owners with adverse visual impacts. The intent is not to discriminate against dish antennas in favor of other communications facilities. Installation of this equipment and antennas is governed by the following:

Amateur Radio Antennas

L2. Any District Where Permitted

An amateur radio antenna may only be installed on a lot in any district if it complies with the following criteria:

a. Location

Only allowed permitted in the rear yard.

b. Maximum Height

15 feet above the district height limit, provided that additional height may be authorized with a conditional use approval (see Chapter 1751).

c. Surface Materials and Finishes

Highly reflective surfaces are not permitted.

Parabolic Antennas

L2. Any District Where Permitted

A parabolic or satellite antenna less than 2 feet in diameter may be installed in any district. An antenna greater than 2 feet in diameter may be installed if it complies with the following criteria:

a. Setbacks

Parabolic antennas must be located in a rear yard a minimum distance from all property lines equivalent to two times the height of the antenna. The distance is determined from the base support of the antenna to the nearest point on a property line.

b. Maximum Height

12 feet

Automatic Teller Machine

L3. Any District Where Permitted

a. Drive-Thru

See Sec. 1703-~~10.8.L9~~, [Accessory Uses](#) if the ATM has drive-thru facilities.

b. User Comfort

Where ATMs are located on the exterior of a building, weather protection must be provided in the form of an awning or shallow portico.

c. Security

ATM facilities must have adequate lighting for security purposes.

d. Litter

ATM facilities must include at least one trash receptacle.

Breweries and Wineries

L4. Any District Where Permitted

Beer and wine production accessory to a limited or full service restaurant is limited to 10,000 square feet and may not produce any objectionable odor, dust or fumes.

Car Wash

L5. Any District Where Permitted

a. Location

Permitted on arterial streets only.

b. Setbacks

No building or structure may be located within 20 feet of any street lot line.

c. Queue Area

Each facility must provide sufficient queue area in advance of the car wash area to accommodate 2 vehicles in advance of a self-service bay and 6 vehicles in advance of an automatic service bay.

d. Litter

One permanent trash receptacle per wash bay is required.

e. Noise

Sound baffles to absorb noise must be installed at all facilities creating noise levels above 70 decibels at the property line.

L6. DD

Permitted only within a parking garage.

Commercial Services

L7. Any District Where Permitted

a. Multi-Family, 100+ Dwelling Units

Eating and drinking establishments, commissaries, residential concierge services, self-service laundries, automated teller machines and barber and beauty shops are permitted as accessory uses to multi-family developments in a single building with 100 or more dwelling units, provided that:

i. Floor Area

The accessory uses may not exceed in the aggregate, 5% of the total floor area of the building.

ii. Commissaries

Commissaries may not exceed a maximum floor area of 500 square feet for the first 100 dwelling units and an additional 5 square feet for each dwelling unit over 100 up to a maximum floor area of 750 square feet.

iii. Interior Access

Access to the accessory uses is from the interior of the building.

iv. Loading

The loading and unloading of trucks and service vehicles is conducted inside a building or, if outside a building, any loading or unloading of trucks and any area used or designed to be used primarily by trucks and service vehicles may be no less than 50 feet from the nearest lot line located in or abutting an SF, or RM District.

v. Displays and Signs

The display of goods or services outside of the building is prohibited and advertising pertaining to such uses may not be visible from the exterior of the building, except that:

- » One identification sign as a non-illuminated or indirect illuminated wall sign is permitted not exceeding eight square feet in area, but there may only be one such wall sign, irrespective of the number of accessory uses in the building.
- » One non-illuminated or indirectly illuminated identification sign erected as a ground sign is permitted for each street frontage. Each sign face may not exceed 12 square feet.

b. Multi-Family, 200+ Dwelling Units

Eating and drinking establishments, commissaries, residential concierge services, self-service laundries and automated teller machines are permitted as accessory uses to multi-family developments with 200 or more dwelling units in two or more buildings, provided that:

i. Floor Area

The total floor area of such uses is not more than 5,000 square feet;

ii. Location

The building or buildings containing such uses and the associated parking and loading areas may be no less than 300 feet from the property line of any abutting property.

iii. Displays and Signs

The display of goods or services outside of the building in which such uses are located is prohibited and advertising pertaining to such uses may not be visible from the exterior of the building, except for one non-illuminated or indirectly-illuminated identification sign erected as a ground or wall sign not exceeding 8 square feet.

Commercial Vehicle Parking

L8. SF-, MFRM-

One commercial vehicle completely enclosed in a garage may be parked or stored on the lot except:

- a. An unlimited number of commercial vehicles conveying the necessary tools, materials and equipment that are used on the premises during the actual time of parking.

- b. One commercial vehicle with a current license owned by a resident of the residential property on which it is stored or parked, up to 2 tons in capacity, may be enclosed or located outside of an enclosed structure.
- c. Vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

L9. IX

One commercial vehicle may be parked or stored on property used for residential purposes if:

- a. Commercial vehicles with current license owned by a resident of the residential property on which it is stored or parked may not exceed 2 tons in capacity.
- b. Recreational vehicles, watercraft and personal trailers may be parked on the lot beyond the front yard.

Composting Facilities

L10. IA

a. On-Site

Composting, other than private residential composting, must be of materials generated on-site.

b. Amount of Material

A maximum of 10 cubic yards of material may be composted for every acre or fraction of an acre of the site.

c. Screening

The composting material must be enclosed in a screen fence or structure.

d. Enclosure Location

Material composting must be at least 100 feet from any property used for residential purposes. Composting may only take place outside the 100-year floodplain.

Day Care Center

L11. Any District Where Permitted

Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.

L12. SF-, RM-

Must be accessory to a permitted principal recreation, education or public use in the district. The use must meet all standards in L11.

Day Care, Type A

L13. Any District Where Permitted

Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.

Day Care, Type B

L14. Any District Where Permitted

Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.

Drive Box

L15. SF-, ~~MFRM~~-, PR

- a. Must be accessory to a permitted principal recreation, education or public use in the district
- b. At least 100 feet from any property used for residential purposes.

L16. RX, ~~PX~~, NX, CX, ~~CG~~, IX, IA, IH, IR

- a. The storage space is less than 30 cubic yards
- b. Enclosed by a screen fence or within a structure
- c. At least 100 feet from any property used for residential purposes.

L17. RF-R

- a. Must be accessory to a permitted principal recreation, education or public use in the district

- b. At least 100 feet from any property used for residential purposes.
- c. Outside the 100-year floodplain.

Drive-Thru Components

L18. Any District Where Permitted

a. Location

- i. ~~Drive-thru lanes cannot be located between buildings and adjacent streets. Parking, stacking and circulation aisles are not permitted between a public street right-of-way line and a principle building.~~
- ii. ~~Drive-thru pickup windows and coverings are prohibited on primary building frontages and shall be attached to the rear or side of a principle building.~~
- iii. ~~In order to protect pedestrian children, no drive-thru establishment shall be constructed on any lot that abuts a school, park, or playground.~~

b. Pedestrian Walkways

Pedestrian walkways must have clear visibility and be emphasized by enhanced paving (such as brick pavers) or markings when they intersect the drive-in or drive-through aisles.

c. Location

- i. All service areas, trash storage areas and mechanical equipment must be screened from ground-level view and from adjacent properties or public rights-of-way (see Sec 1703-~~10.8.V9~~, Refuse Storage).
- ii. ~~All sources of light emitted from the drive-thru establishment shall be directed, shaded, shielded or otherwise arranged so as not to produce glare in abutting residential use.~~

d. **Menu Boards**~~Drive-Thru Components~~

Must be located at least 50 feet from any residential district boundary. Menu boards shall not count against the total sign area of the property.

e. **Speaker Noise**

Speaker noise levels shall not be audible on any abutting residential district.

f. **Litter**

At least one permanent trash receptacle must be installed along each drive-thru lane.

g. **Hours of Operation**

Retail sales from drive-thru lanes of a drive-thru establishment abutting any SF or RM district shall be prohibited from 10:00 P.M. to 6:00 A.M. daily.

1. ~~CX~~

~~Drive-thru facilities on a corner lot require conditional use approval (see Chapter 1751).~~

Exterior Lightning

L19. Any District Where Permitted

See Sec. 1711-4.

Fences and Walls

L20. Any District Where Permitted

a. **General**

Fences and walls are permitted in all zoning districts and may be required for specific uses or as buffering between certain uses (see Sec. 1711-2).

b. **Maximum Height**

- i. In any front, corner side yard or corner rear yard the maximum height of any fence or wall or fence/wall combination cannot exceed 4 feet in residential districts and 6 feet in all other districts

and may not exceed an opacity of 50%.
(EXCEPTION: Fences and walls used as parking lot screening per Sec. 1711-2.7.)

- ii. In any interior side or rear yard, the maximum height may not exceed 6 feet and may be 100% opaque.

c. **Entry Gateway**

An entry gateway, trellis or other entry structure may be permitted in the required front yard provided the maximum height and width do not exceed 10 feet.

d. **Driveway Visibility**

All fences are subject to the driveway visibility requirements of ~~§ 1706-5. Sec.~~ 1711-1.4.G

e. **Electrical Fences and Razor Wire**

Electrical, barbed and razor wire fences are an accessory conditional use in any Mixed Use and Commercial, Industrial or Riverfront District, and are prohibited in all other districts.

f. **Decks and Railings**

Within the limits of a rear yard in a residential district, decks and railings for above ground swimming pools may be up to 8 feet above grade and located at least 3 feet from all property lines.

Home Occupation

L21. Any District Where Permitted

a. **Purpose**

These regulations give residents an opportunity to use their homes as a business. Home occupations are permitted in a way that protects adjacent residential areas from potential adverse impacts they may cause. This section assures compatibility between the home occupation and neighboring properties, while retaining the residential character of the building where the home occupation is conducted.

b. Uses

Home occupations may not include retail sales and are limited to personal services that can be performed on the premises in oral, written, fine-arts, manual-crafts, home-crafts or graphic-arts forms, limited business and professional office activities, or similar occupations.

c. Location

All activities (including accessory storage) must occur entirely within the dwelling unit or an accessory building.

d. Number

Two home occupations may occur in a single dwelling unit if together they do not exceed the area limitation below, or violate any other conditions specified in this subsection.

e. Employees

The business can only be conducted by residents of the dwelling.

f. Area

The gross floor area exclusively devoted to the home occupation (including accessory storage) may not exceed the lesser of 25% of the habitable gross floor area of the dwelling unit, or 500 square feet.

g. Sales

Merchandise, supplies or stock in trade may not be sold on the premises. However, customers or clients may pick up orders made either through the telephone or at sales meetings outside of the dwelling where the home occupation is located.

h. Display/Storage

- i. Outdoor display or storage of materials, goods, supplies, or equipment is not permitted in connection with a home occupation.

- ii. Goods and materials that identify the home occupation may not be displayed so as to be visible from outside the building.
- iii. The home occupation may not be conducted or advertised in a way that generates vehicular or pedestrian traffic in greater volume than that normally expected in the residential district in which the home occupation is located.
- iv. A home occupation may not produce noise, odors, vibrations, glare, fumes or electrical interference above those levels normally expected in a residential neighborhood.
- v. Hazardous or toxic materials may not be used or stored on-site in quantities that could have a potentially significant environmental impact on the property or on the surrounding community. A hazardous or toxic material is one which is subject to the reporting provisions of Section 313 of Subtitle B of the Environmental Planning and Community Right-to-Know Act of 1986, 42 U.S.C. Section 11023.

i. Building Appearance

The exterior appearance of the building may not be altered to accommodate the home occupation in a way that is inconsistent with the building's residential character.

Laundry/Commissary

L22. RF-R, RF-C

Must be accessory to a marina.

Office

L23. RF-C, RF-M

May be accessory to a permitted or conditional use (see Chapter 1751), and limited to 20,000 square feet of gross floor area.

Outdoor Dining

L24. Any District Where Permitted

Outdoor areas for eating or drinking establishments must be located, developed and operated in compliance with the following:

a. Location

Outdoor areas on any public sidewalk or alley require a revocable street privilege. Any outdoor area located within 100 feet of a residential district requires conditional use approval (see Chapter 1751).

b. Maximum Size

Within 500 feet of a residential district, the outdoor area may not exceed 50% of the indoor area accessible to the public. Additional area requires conditional use approval (see Chapter 1751).

c. Barriers

Decorative walls or fencing must enclose an outdoor area.

d. Fixtures

Furniture and fixtures provided for use in an outdoor area may consist only of movable tables, chairs, umbrellas, planters, lights and heaters. Lighting fixtures may be permanently affixed onto the exterior of the building. All movable furniture and fixtures must be removed during the off-season.

e. Hours of Operation

Within 100 feet of a residential district, the use of outdoor areas is prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless a conditional use is approved (see Chapter 1751). In all other locations, the use of outdoor areas is prohibited after 2 AM.

Outdoor Entertainment

L25. Any District Where Permitted

Within 500 feet of a residential district, outdoor entertainment, including the use of audio/visual equipment or amplified sound is prohibited without a conditional use approval (see Chapter 1751).

Outdoor Storage

L26. Any District Where Permitted

See Sec. 1711-5.

Portable Storage Container

L27. Any District where permitted

a. Location

Portable storage containers must be located on a paved surface and be setback a minimum of 10 feet from the front lot line.

b. Maximum Size

The maximum size for a portable storage container is 8 feet by 16 feet with a maximum height of 8 feet 6 inches.

c. Time Limitation

Portable storage containers are permitted for a total of 30 days within a calendar year.

d. Number Permitted

Two portable storage containers may be placed on a lot at the same time.

Refuse Storage

L28. Any District where permitted

In order to provide adequate, accessible and convenient locations for the collection and storage of recyclable materials and refuse within containers and enclosures that are compatible with surrounding land uses and structures, refuse and recycling containers required for all residential and nonresidential developments (see Chapter 729 of the Municipal Code) must comply with the following:

a. Access

Driveways and aisles must be unobstructed.

b. Enclosure

All refuse collections and recycling containers must be enclosed or screened so as not to be visible from the right-of-way or other publicly accessible areas. The structure must be enclosed on all sides, one of which includes a gate or door that can be secured.

c. Location

The enclosures may not be located in any required front yard, street side yard, required parking or landscape areas or any other area required by law to be maintained.

d. Enclosure Materials

The enclosure may consist of screen fencing of chain link with slats, solid wood, vinyl fencing or masonry walls.

e. Height

A minimum of one foot taller than the container and no taller than 8 feet.

f. Landscaping

The exterior perimeter of the enclosure must be landscaped excluding the access point.

g. Maintenance

Enclosures must be maintained in a manner that protects adjacent properties as well as tenants located on the subject property from adverse environmental, health and safety impacts such as noise, odors and attraction of rodents or other pests. The receptacle must be covered by either a roof on the enclosure or covered receptacles.

h. Hours of Operation

The use of refuse storage areas is prohibited between 11 PM and 7 AM on weekends and between 10 PM and 7 AM on weekdays if located within 50 feet of residential district boundaries.

L29. I-, RF-, IR

The requirements above apply only if the refuse storage area is within 100 feet of any property used for residential purposes.

Rooming Unit

L30. Any District Where Permitted

No more than 2 rooming units may be rented or leased in a single-family dwelling or individual dwelling unit.

Small Scale Specialized Incinerator

L31. Any District Where Permitted

- a. ~~Allowed~~ Permitted if accessory to hospitals, medical services, clinics commercial laboratories and research and development uses.
- b. The material incinerated must be generated on-site, and be located on a roof or at least 100 feet from any property used for residential purposes.

Truck Docks and Loading

L32. Any District Where Permitted

See 1711-1.9.

Vending Machines

L33. Any District Where Permitted

- a. Outdoor vending machines shall be accessory only to schools, golf courses, athletic facilities, parks and retail uses.
- b. When located at schools, golf courses, athletic facilities and parks, outdoor vending machines shall be enclosed or screened with an opaque fence or landscaping.
- c. For retail uses, outdoor vending machines are allowed only for:

- i. Single occupant buildings with more than 4,000 square feet of gross floor area.
 - ii. Individual tenants in a multi-tenant building that have at least 30 lineal feet of storefront.
- d. Vending machines must be maintained in good operating condition and be free from rust and adornments such as graffiti, stickers and posters.
- e. Vending machines may not be located:
 - i. Within any required setback, landscaping or bufferyard.
 - ii. So as to obstruct or interfere with pedestrian travel.
 - iii. Within 5 feet from a crosswalk, ~~display~~ window, building entrance, fire hydrant or other emergency facility.
 - iv. With more than three machines at any location.
 - v. Closer than 100 feet to another group of vending machines.
 - vi. Within the public right-of-way.

L34. SF-, RM-

Vending machines may not be located outside any building or accessory building used for residential purposes in a residential district. The use must meet all standards in L33.